

IN RE: PETITION FOR VARIANCE
SE/Corner Belair Road and
White Marsh Boulevard
(White Marsh Retail Center -
Lot No. 2)
14th Election District
6th Councilmanic District
Belair Road/White Marsh Joint
Venture - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-336-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Belair Road/White Marsh Joint Venture, by and through their attorney, John B. Gontrum, Esquire. The Petitioners request relief from Section 413.5D to permit a sign height of 35.8 feet in lieu of the maximum permitted 25 feet for an existing center identification sign, in accordance with Petitioner's Exhibit 2.

Appearing on behalf of the Petitioners were Jack Canella of Heritage Properties, Inc., property manager of the subject site, and John B. Gontrum, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as Lot 2 of the White Marsh Retail Center, consists of a gross acreage of 23.10 acres, more or less, predominantly zoned B.R. and is located on the east side of Belair Road at its intersection with White Marsh Boulevard. Said property is the site of a B.J.'s Warehouse wholesale store and other commercial business operations, including a restaurant. The Petitioners are desirous of replacing an existing sign with a center identification sign of 35.8 feet in height. Testimony indicated that due to a concrete abutment and fencing installed by the State Highway Administration (SHA) on the overpass of Belair Road where it crosses over White Marsh Boulevard, the existing

sign is blocked from the view of oncoming traffic. Therefore, in order for it to be visible to motorists travelling north on Belair Road, it is necessary to increase the height of the existing sign. Testimony indicated that at the time the existing sign was placed on the property, the Petitioners were under the impression that the SHA would install a much lower concrete abutment and fencing. However, as evidenced in photographs identified as Petitioners Exhibits 4A through 4F, the SHA constructed a much higher abutment and fencing. Testimony indicated that the relief requested will not adversely affect the health, safety or general welfare of the surrounding uses.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of June, 1993, that the Petition for Variance requesting relief from Section 413.5D to permit a sign height of 35.8 feet in lieu of the maximum permitted 25 feet for an existing center identification sign, in accordance with Petitioner's Exhibit 2, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

June 4, 1993

(410) 887-4386

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SE/Corner Belair Road and White Marsh Boulevard
(White Marsh Retail Center, Lot 2)
14th Election District - 6th Councilmanic District
Belair Road/White Marsh Joint Venture - Petitioners
Case No. 93-336-A

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at White Marsh Retail Center Lot 2
which is presently zoned B.R.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.5D to Permit
a height of 35.8' in lieu of maximum 25' for center
identification sign

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
STATE WORK ON ADJACENT PROPERTY AND TOPOGRAPHY
NECESSITATE INCREASE IN HEIGHT OF SIGN FOR
VISIBILITY

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zip/Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zip/Code

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

White Marsh Retail Center

Michael Batba

Signature

(Type or Print Name)

Address

City State Zip/Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zip/Code

ESTIMATED LIBRARY OF MEASURES

Responsible for Posting

ALL OTHERS

REVIEWED BY: DATE:

No REVIEW
3/31/93 WCR

DAFT-MCCOY-WALKER, INC.
200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

Description

0.014 of an Acre Parcel

Signage Assessment

A Portion of the Property of

Belair Road White Marsh Joint Venture

Fourteenth Election District, Baltimore County, Maryland

Beginning for the same on the southeast right-of-way line of Belair Road (U.S. Route 1), variable width, as shown on State Highway Administration of Maryland Plat No. 49336 and said point of beginning also being located at the end of the first or North 36 degrees 36 minutes 03 seconds East 132.33 foot line of the land which by deed dated July 15, 1988, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 7920, Folio 735, was granted and conveyed by Martha V. Langenfelder to Belair Road White Marsh Joint Venture, said point of beginning also being on the southeast side of Wholesale Club Drive, 60 feet wide, and on the outlines of Lot 2 as laid out and shown on the plat entitled "Plat One of White Marsh Retail Center" dated December 20, 1990, and recorded among the aforesaid Land Records in Plat Book S.M. 63, Page 52, thence leaving said right-of-way line of Belair Road and the outlines of the above-mentioned deed and running and binding on said southeast side of Wholesale Club Drive and also binding on the outlines of said Lot 2, - referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the two following courses and distances, viz: (1) North 65 degrees 18 minutes 14 seconds East 13.35 feet, and (2) South 52 degrees 48 minutes 16

Page 1 of 2

A Team of Land Planning Environmental & Engineering Professionals Providing Complete Site Services & Development Solutions

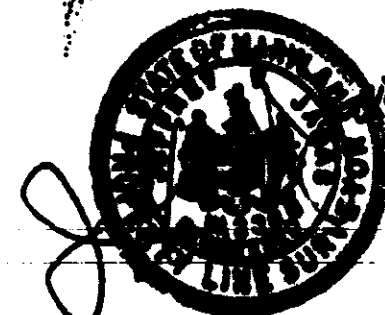
seconds East 18.85 feet, thence leaving said Drive and said outlines of Lot 2 and running for the outlines of a signage easement through the land described in the above-mentioned deed and said Lot 2 of which the parcel now being described is a part, the two following courses and distances, viz: (3) South 37 degrees 11 minutes 44 seconds West 25.00 feet, and thence (4) North 53 degrees 23 minutes 57 seconds West 25.00 feet to intersect the above-mentioned right-of-way line of Belair Road and said first line of the above-mentioned deed, thence running and binding on said right-of-way line and also binding on the remainder of said first line (5) North 36 degrees 36 minutes 03 seconds East 13.49 feet to the point of beginning; containing 0.014 of an acre of land, more or less.

Being a portion of the land which by deed dated July 15, 1988, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 7920, Folio 735, was granted and conveyed by Martha V. Langenfelder to Belair Road White Marsh Joint Venture.

Also being a portion of Lot 2 as laid out and shown on the plat entitled "Plat One of White Marsh Retail Center" dated December 20, 1990, and recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. 63, Page 52.

May 22, 1991

Project No. 88021.0 (L880210.2)



Page 2 of 2

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 4/27/93
Posted for: Variance
Petitioner: Belair Road White Marsh Joint Venture
Location of property: White Marsh Retail Center, Lot 2
Belair Rd + Wholesale Club Drive
Location of Sign: Facing east side, on property of petitioner
Remarks: _____
Posted by: Michael Batba Date of return: 4/30/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 16, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 15, 1993.

THE JEFFERSONIAN.

S. Zake

receipt
Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-4190
Number
Date 4/6/93
ITEM #348 (WCR)
#080 - POSTING OF SIGNS \$35.00
LEGAL OWNER: Belair Road White Marsh Joint Venture
ADDRESS: White Marsh Retail Center, Lot 2
VARIANCE FEE WAS PAID BY SEPARATE RECEIPT ON 4/1/93
93-336-A
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County

receipt
Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-4190
Number
Date 4/1/93
ITEM NUMBER #348 (WCR)
#020 - VARIANCE \$250.00
LEGAL OWNER: BELAIR RD. WHITE MARSH JOINT VENTURE
ADDRESS: WHITE MARSH RETAIL CENTER, LOT 2
93-336-A
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County

Maryland Department of Transportation
State Highway Administration
O. James Lighthizer
Secretary
Hal Kassoff
Administrator
4-8-93
HELENE KEHRING
Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
Re: Baltimore County
Item No: +348 (WCR)
KEHRING:
Dear Ms. Winiarski:
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.
Please contact Bob Small at 410-333-1350 if you have any questions.
Thank you for the opportunity to review this item.
Very truly yours,
Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division
My telephone number is 410-333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES
Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.
PAYMENT WILL BE MADE AS FOLLOWS:
1) Posting fees will be assessed and paid to this office at the time of filing.
2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
For newspaper advertising:
Case No.: Item No.: 348
Petitioner: BELAIR ROAD WHITE MARSH JOINT VENTURE
LOCATION: WHITE MARSH RETAIL CENTER, LOT 2
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Heritage Properties, Inc. Att'n Jack Canella
ADDRESS: 515 Fairmount Avenue
Towson, MD 21204
PHONE NUMBER: 494-8950
AJ:ggg
(Revised 3/29/93)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: April 21, 1993
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee
The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 348 and 354.
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.
Prepared by: Jeffrey M. Long
Division Chief: Gary L. Klein
FK/JL:lw
348.ZAC/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
APR 09 1993
(410) 887-3353
NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 93-336-A (Item 348)
SIC: Belair Road and White Marsh Club Drive
White Marsh Retail Center, Lot 22
14th Election District - 6th Councilmanic
Petitioner(s): Belair Road White Marsh Joint Venture
HEARING: THURSDAY, MAY 20, 1993 at 9:00 a.m. in Rm. 106, Office Building.
Variance to permit a height of 35 ft., 8 inches in lieu of the required 25 ft. for center identification sign.
93-336-A
Arnold Jablon
Director
cc: White Marsh Joint Venture
John B. Gontrum, Esq.
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Zoning Advisory Committee
DATE: April 16, 1993
FROM: Jerry L. Pfeiffer, Captain
Fire Department
SUBJECT: Zoning Petitions
#325 No comments
#327 No comments
#332 No comments
#340 No comments
#341 No comments
#342 No comments
#343 No comments
#344 No comments
#345 No comments
#346 No comments
#347 No comments
#348 No comments
#349 No comments
#350 No comments
#351 The building shall be built in compliance with the applicable provisions of the Life Safety Code and the County Fire Code.
#352 No comments
JLP/dal
cc: File
RECEIVED
APR 20 1993
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
May 14, 1993
John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221
RE: Case No. 93-336-A, Item No. 348
Petitioner: Belair Road White Marsh
Joint Venture
Petition for Variance
Dear Mr. Gontrum:
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 31, 1993, and a hearing was scheduled accordingly.
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
April 19, 1993
John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221
93-336-A
RE: Preliminary Petition Review (Item #348)
Legal Owner: Belair Road White Marsh
Joint Venture
White Marsh Retail Center, Lot #2
14th Election District
Dear Mr. Gontrum:
At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. A copy of these comments must be submitted with all revised plans, listing revisions and date on the plans. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.
1. An additional zoning variance, which has not been requested, is required for the sign location. This fact is not clear on the plan, which is missing the required zoning designation and lines on the opposite side of Belair Road. A review of the 1992 zoning map indicates that the land on the opposite side of the thoroughfare is not zoned commercial from the corner to the point opposite the sign as required by Section 413.2.E (BCZR). Also missing are seals, sign details, and other information marked on the accompanying zoning public hearing checklist, some of which is critical to the zoning public hearing outcome.

2. The description cannot be checked against the plan as no metes and bounds or site area for the sign is shown on the plan. If put on the plan at the scale shown, this information would not be legible. Legibility is required per the public hearing checklist.
3. The title of Michael Batza must be included on the petition form. Otherwise, a letter from Belair Road White Marsh Joint Venture authorizing Michael Batza to sign the petition is required.

Very truly yours,

By: John L. Lewis
Planner II

cc: Zoning Commissioner

Enclosures: Receipts
Zoning Hearing Checklist

THE PLAT

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". It may be necessary for the plat to be produced in sections. It shall contain all the information set forth on the checklist as follows:

- [illegible]

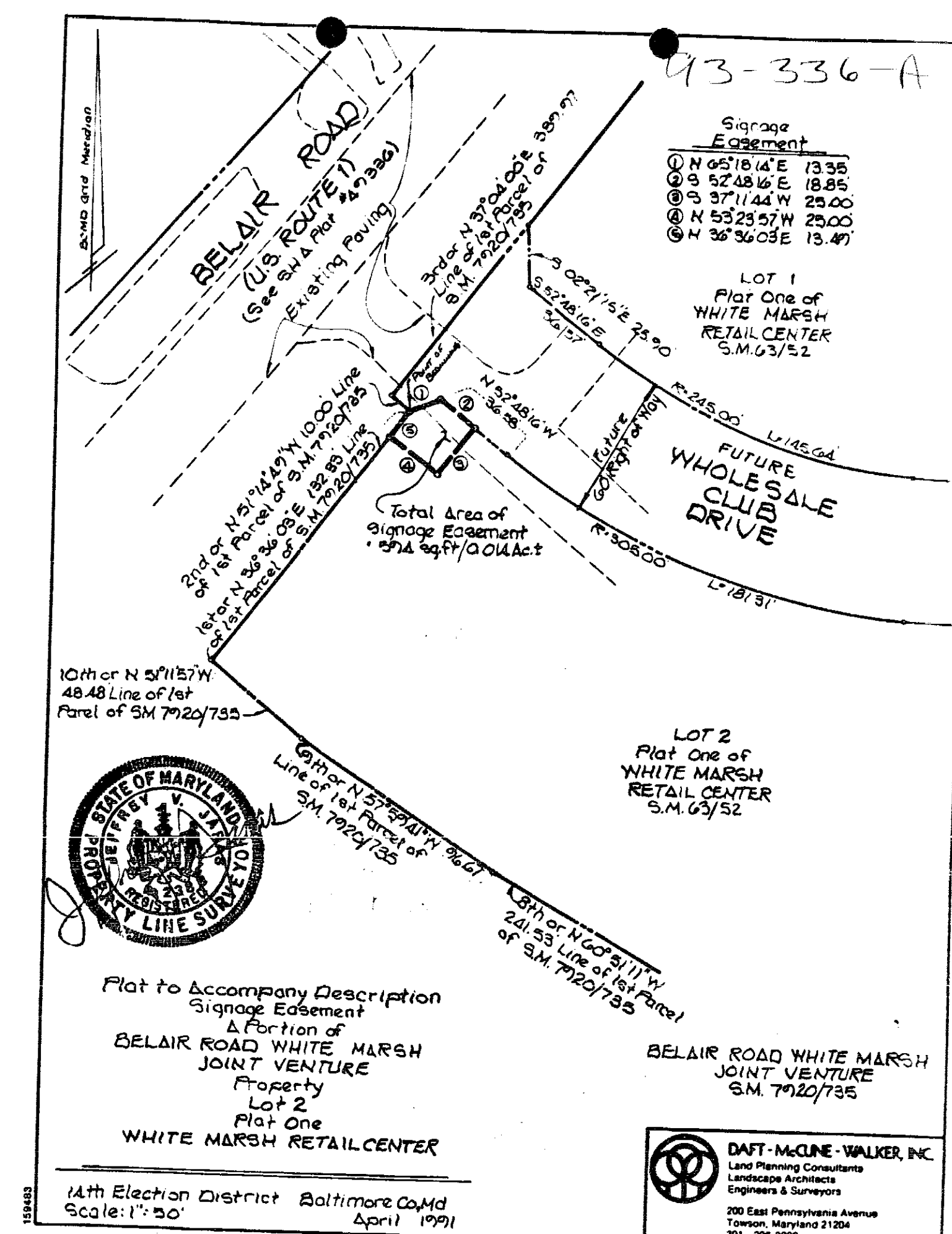
6

RESIDENTIAL
ZONE ON OPPOSITE
SIDE OF HIGHWAY
MEANS
NOT ZONED COMMERCIAL
FROM CORNER TO
POINT OPPOSITE SIGN
AS REQUIRED

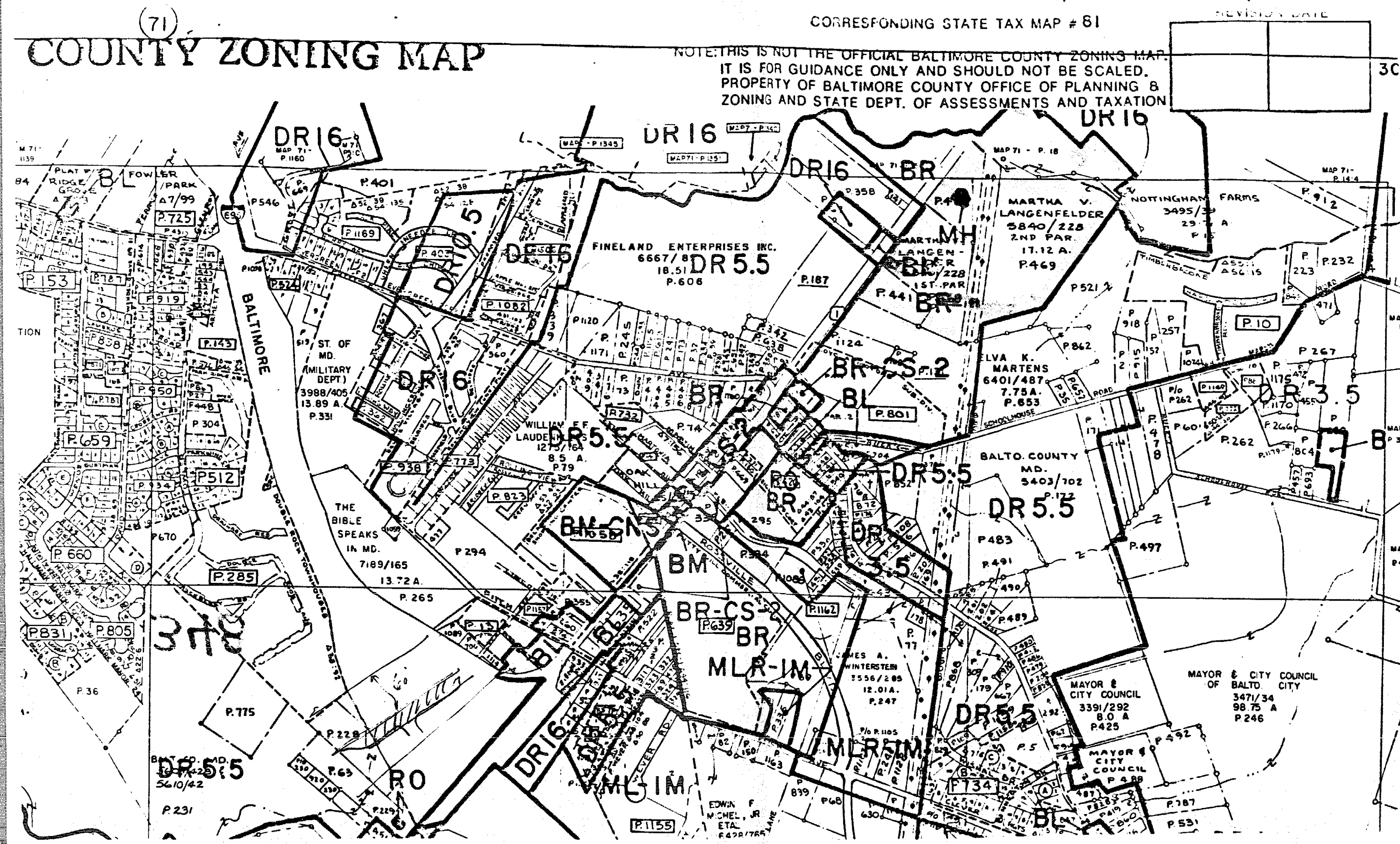
[illegible]

Zoning Advisory Committee

- ## Zoning Advisory Committee
- A. The above information is to be used as a guide by the members of the Zoning Advisory Committee.
- B. The Zoning Advisory Committee, as established by the County Administrative Officer in Committee reviews zoning petitions weekly.
- C. The review by the Zoning Advisory Committee is aimed, not at making a judgment on the appropriateness of the zoning action requested, but rather to assure that all agencies are made aware of plans or problems that may have a bearing on the case.

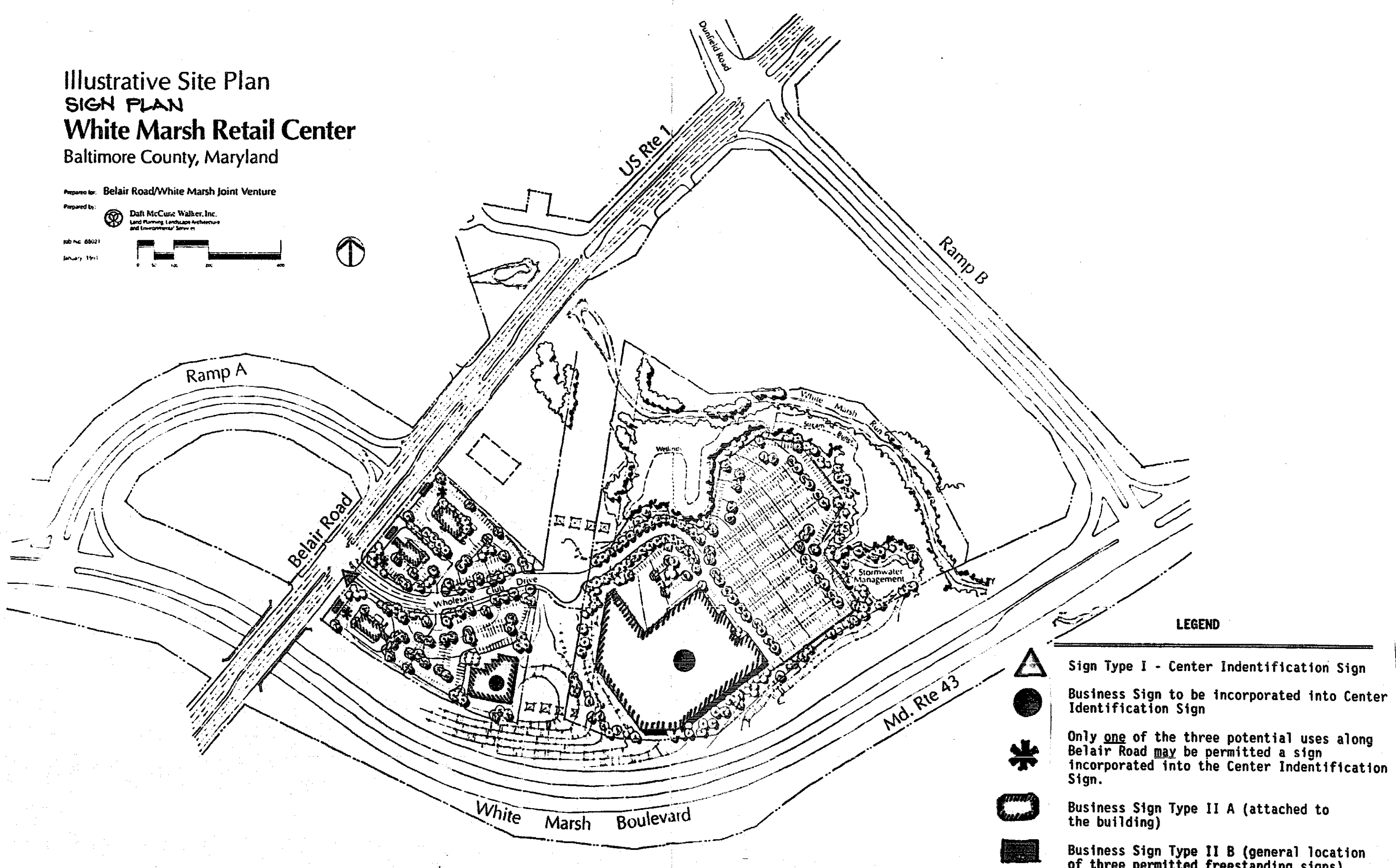


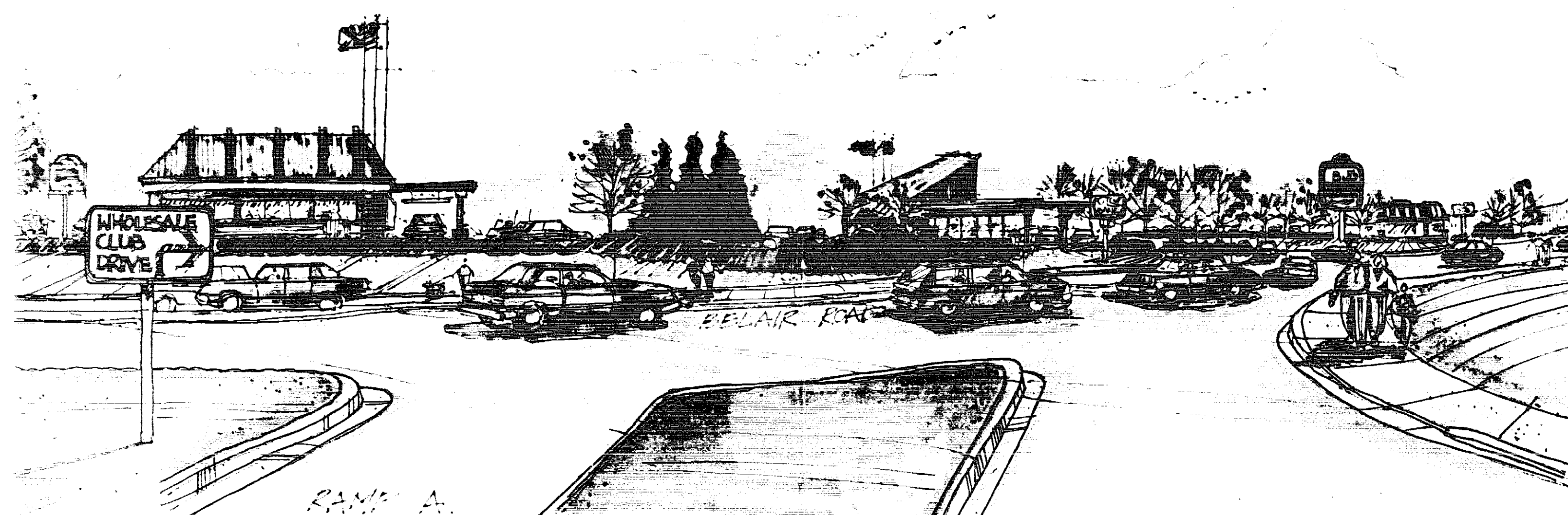
348



Illustrative Site Plan
SIGN PLAN
White Marsh Retail Center
Baltimore County, Maryland

Prepared for: **Belair Road/White Marsh Joint Venture**
 Prepared by:  **Daft McCune Walker, Inc.**
 Land Planning Landscape Architecture
 and Environmental Services
 330 Mc Ebert
 January 1991





PERSPECTIVE VIEW EAST
WHITE MARSH RETAIL CENTER

PREPARED BY DAFT-MCCUNE-WALKER, INC.



PERSPECTIVE VIEW NORTH
WHITE MARSH RETAIL CENTER

PREPARED BY DAFT-MCCUNE-WALKER, INC.

WHITE MARSH RETAIL CENTER
SIGN STANDARDS
REV. MARCH 20, 1991

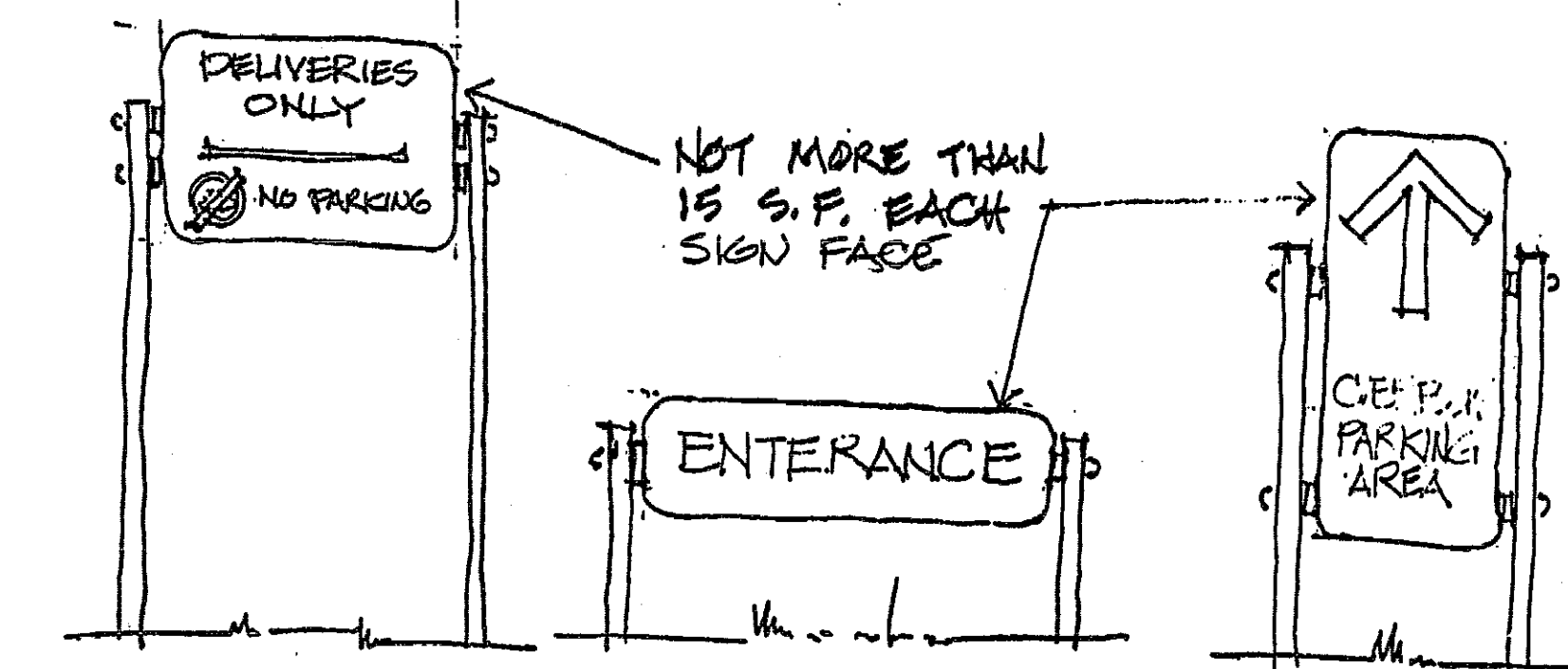
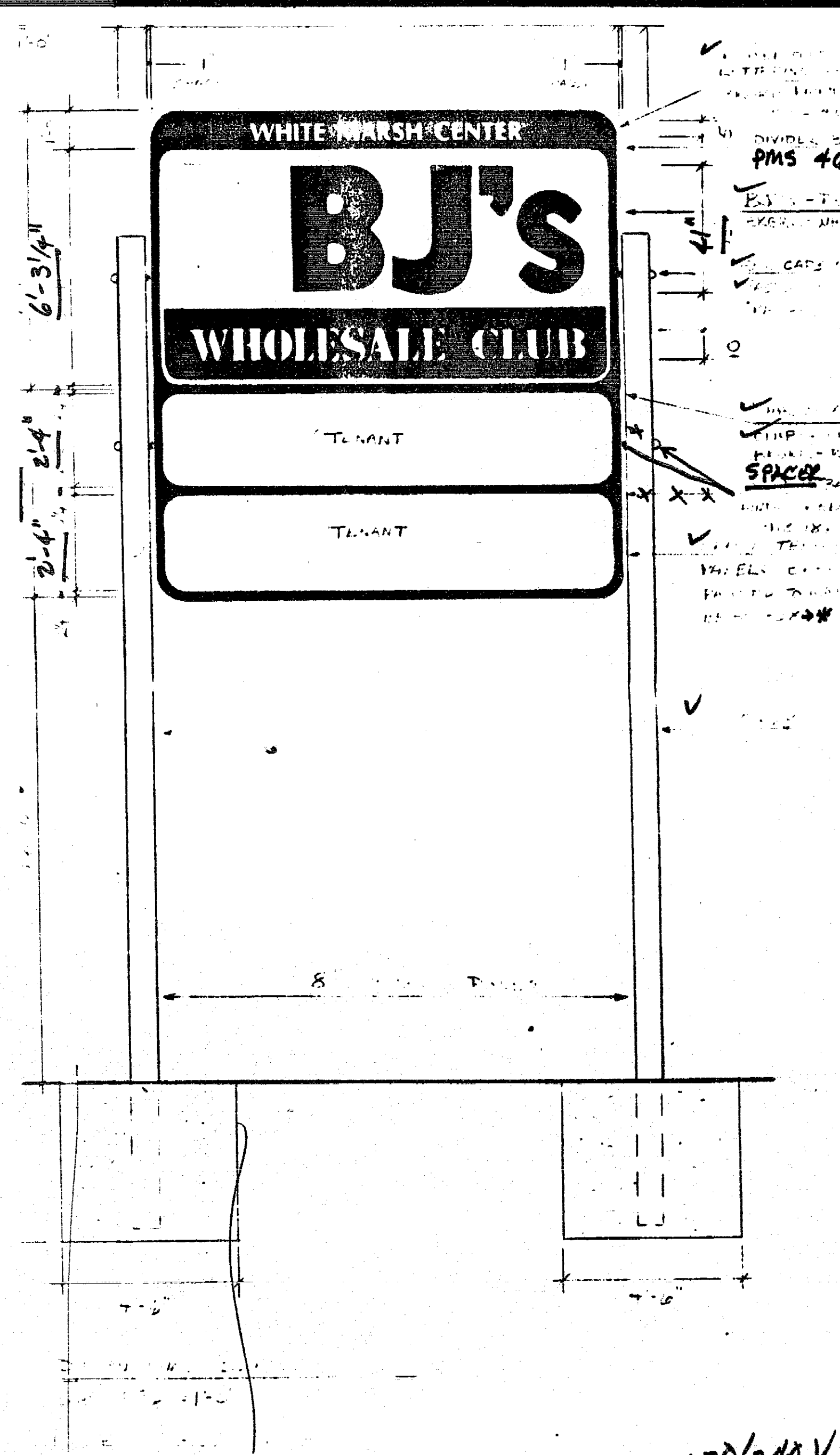
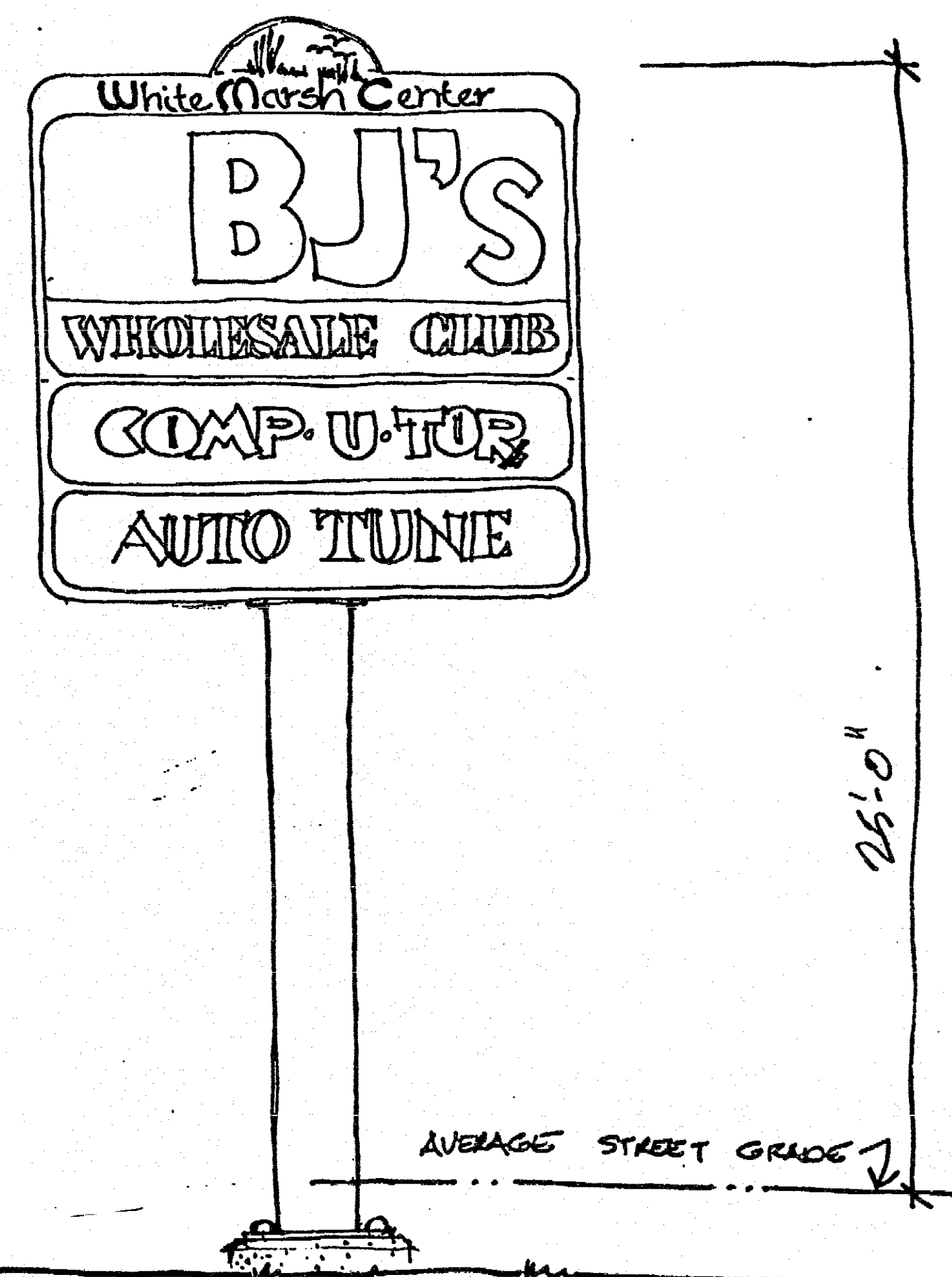
SECTION A - PURPOSE

The purpose of the following standards is to help integrate into a coherent whole the separate buildings comprising the White Marsh Retail Center through a set of uniform sign guidelines, as provided for by Section 413.2e of the Baltimore County Zoning Regulations.

SECTION B - DEFINITIONS

A SIGN is taken to mean any structure, part thereof, or device attached thereto or painted or represented thereon, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, trademark, or other representation used as, or in the nature of, an announcement, advertisement, direction, warning, or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry, which is located upon any land, on any building, or on the outside of a window. The flag, emblem, insignia, poster, or other display of a nation, political unit, educational, charitable, religious, or similar group, campaign, drive or event shall not be included in this definition.

A BUSINESS SIGN is defined as a sign which calls attention to a business, service, industry or other activity conducted on the premises upon which the sign is located.



SKETCH ELEVATIONS:

OF POSSIBLE DIRECTIONAL SIGNS
TO INDICATE INTENT OF STANDARD

NOTE: DIRECTIONAL SIGNS INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING TYPES: ENTER, EXIT, PARKING, NO PARKING, SLOW, DRIVE THROUGH, DELIVERY AREA, RIGHT TURN, LEFT TURN, PICK UP, TIRE SERVICE, RESTRICTED AREA, ETC.



111 West Chesapeake Avenue
Towson, MD 21204

April 5, 1991

Mr. George E. Gavrellis
Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue
Baltimore, MD 21204

RE: White Marsh Retail Center
Sign Plan for Shopping Center
11th Election District

Dear Mr. Gavrellis:

This letter is in reference to your request for verification and/or approval of the White Marsh sign plan submitted with your request. Your effort in preparing this plan is greatly appreciated.

I can verify that the number and size of signs proposed does comply with zoning requirements. Final approval will, of course, be forthcoming at the time the exact signage is submitted with the building permit application.

If you have any questions concerning the above, please feel free to call me at 887-3391.

James E. Dyer
Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:cer

200 East Pennsylvania Avenue, Towson, Maryland 21204, Tel: 410-333-3333 FAX: 410-333-3333

March 25, 1991



Land Planning
Environmental Sciences
Landscape Architecture
Computer Technologies
Engineering
Surveying/GIS

Mr. James E. Dyer, Zoning Supervisor
Baltimore County Office of Zoning
County Office Building
Towson, MD 21204

Re: White Marsh Retail Center
Sign Plan for Shopping Center
Project No. 88021.N

Dear Mr. Dyer:

Prior to you going on vacation, you sent us comments relative to an overall sign plan for White Marsh Retail Center (copy attached). We are responding to those comments with standards to be established as restrictions for the center. These standards use the BCZR definitions, height requirements and area standards.

As a practical matter, we cannot define the signs that will be attached to each of the component buildings (IIA). All such signs need the prior approval of the developer.

The one shopping center identification sign (I) is limited to an aggregate area of 300 square feet or 150 square feet per face. The sign plan limits tenant identification to the two uses not fronting on Belair Road. One use fronting on Belair Road also may be included.

With respect to freestanding signs (IIB), the total area of all faces is limited to 100 square feet and location is restricted to uses directly abutting Belair Road. It is expected that the 100 square feet will be divided equally among the maximum of three such signs.

Directional signs are not set forth, other than they are restricted to the exact standards of BCZR. All such signs will require the prior approval of the developer. Sketches illustrating intent are included in the standards.

Attached are copies of the revised sign plan and sign standards for White Marsh Retail Center. Also attached are copies of previous correspondence and a verification form with filing fee.

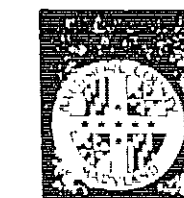
A form of Land Planning, Inc. is included in the enclosed. It is a form of Land Planning, Inc. is included in the enclosed.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Request for ZONING VERIFICATION

(Applicant Please Fill Out As Completely As Possible)



Dennis F. Rasmussen
County Executive

This verification is requested to satisfy Third Party Request (see list at bottom of page)

requirements. The property in question is situated in the 11th Election District of Baltimore County, and is more specifically located at Belair Road on the

east side of the street, at feet at (compass direction) White Marsh Blvd. (compass direction) (nearest intersecting street)

- The zoning classification of the parcel is B2
- The total area of the parcel is 23 acres square feet, with a front lot width of — feet and a depth of — feet.
- A public hearing(s) was held by the Zoning Commissioner regarding this property: — (case number(s) and date of Zoning Commissioner's Orders)

- Said use is more specifically detailed on the attached scaled site plan. Please verify that sign plan for White Marsh Retail Center complies with Section 413 BCZR

Requested By: George E. Gavrellis James E. Dyer (Signature) (Signature)

Address 200 E. Pennsylvania Ave.
Towson, Md. 21204

PLEASE NOTE:
ADDITIONAL INFORMATION MAY BE
REQUIRED OF THE APPLICANT.

Possible Reasons for Request:
Personal Information
Third Party Request
M.V.A.
State Board of Education

THIS COLUMN FOR
COUNTY USE ONLY!

Is it Correct?
Yes No

1. —
2. —
3. —

Is Site Plan OK?
Yes No

Date Submitted

Reviewed By:



111 West Chesapeake Avenue
Towson, MD 21204

January 11, 1991

Mr. George E. Gavrellis
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21204

RE: White Marsh Retail Center
Signage Plan
NE/C Belair Road and White
Marsh Boulevard
11th Election District

Dear Mr. Gavrellis:

Reference is made to your October 25, 1990 letter and the transmittal memo of January 10, 1991 which includes the sign plan for the above referenced site. I find the plan somewhat incomplete, particularly when compared with your note on a copy of the October 25, 1990 correspondence. Your note indicates that the plan limits 413.2F signs to two while the plan at least three such signs. Also the signage plan should include a elevation drawing showing the size of the various signs and in the case of the directional signs, the type of information that will appear on these signs. As you are aware, the wall-type signs as permitted by the zoning regulations are very liberal. I find it unusual that the only signs on the large building and the rear would be on that side of the building that faces the parking lot with no signs proposed on the side of the building facing the public road that leads from Belair Road to this building. I do not see a problem with the main site I.D. sign. However, this office will withhold any building permits for this and any other signs until such time a more comprehensive and complete sign plan has been submitted.

If you have any questions concerning the above, please feel free to contact this office.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:cer

DAFT-MCCUNE-WALKER, INC.
200 East Pennsylvania Avenue, Towson, Maryland 21204, Tel: 410-333-3333 FAX: 410-333-3333

October 25, 1990



Land Planning
Environmental Sciences
Landscape Architecture
Computer Technologies
Engineering
Surveying/GIS

Mr. James E. Dyer, Zoning Supervisor
Office of the Zoning Commissioner
County Office Building
Towson, MD 21204

Re: White Marsh Retail Center
Identification Sign
Project No. 88021.N

Dear Mr. Dyer:

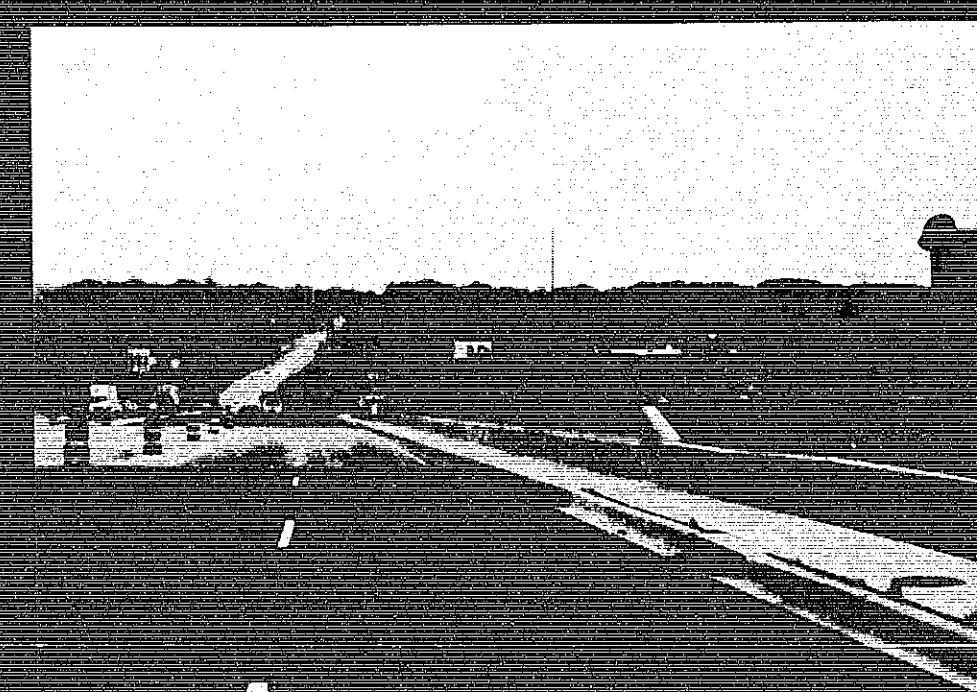
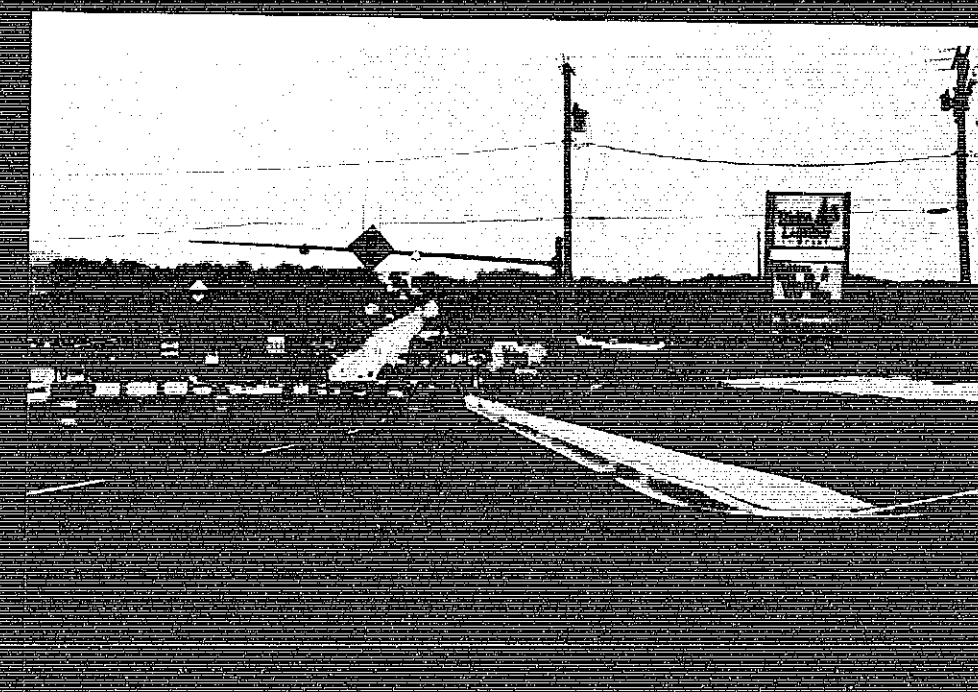
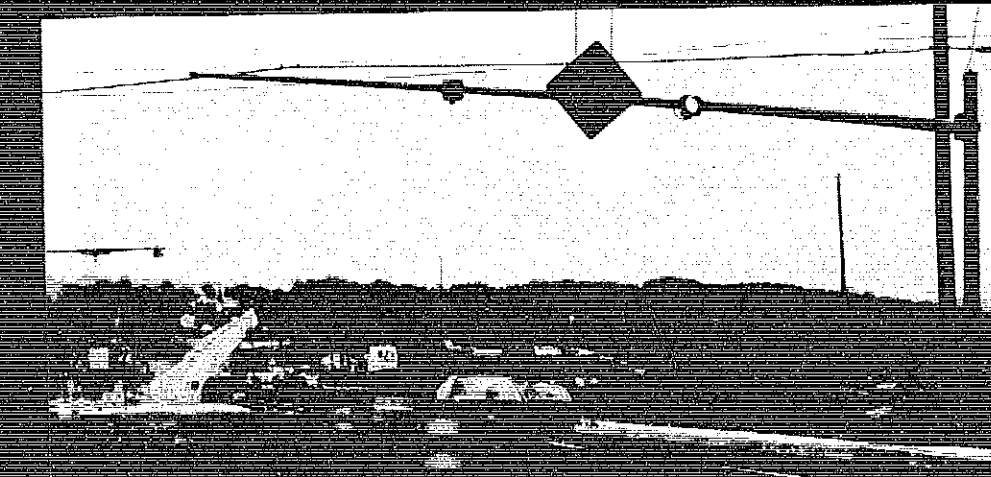
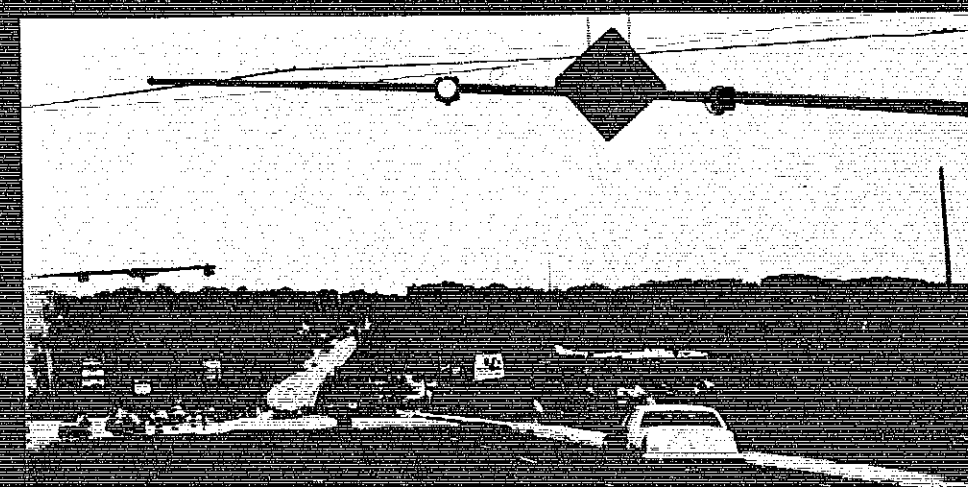
We met recently to talk about an identification sign for a business complex on the east side of Belair Road adjacent to White Marsh Boulevard. This letter sets forth the facts pertaining to the White Marsh Retail Center which qualifies it for an identification sign under the provisions of the Section 413.2 of the Zoning Regulations. If you agree with our conclusions, please verify in the space provided at the end of this letter. If you disagree, we would greatly appreciate your advice on other steps we might take to secure the identification sign.

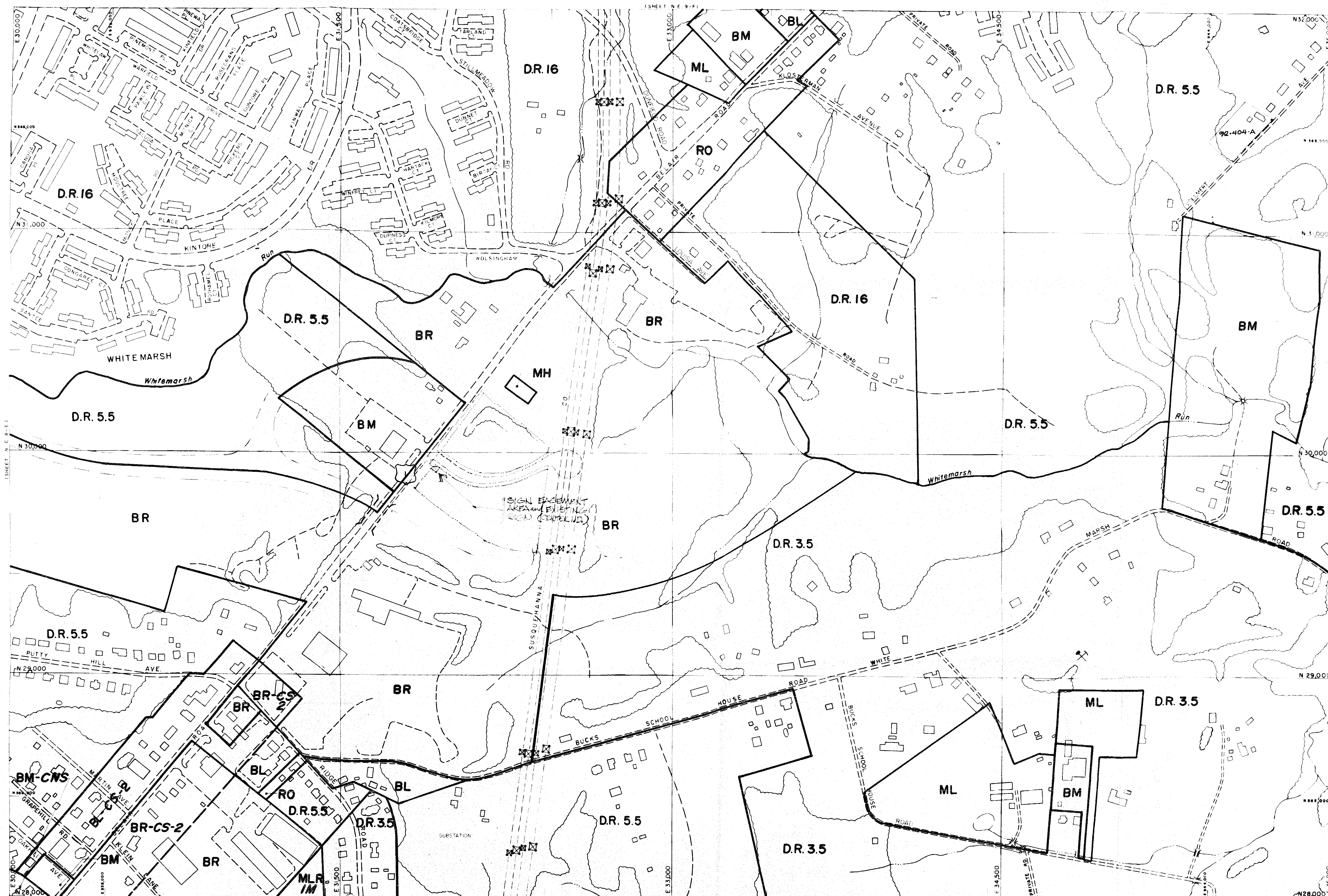
The White Marsh Retail Center will be located on a site of approximately 23 acres under the single ownership of White Marsh Joint Venture. The site essentially is zoned B2 and is the subject of an approved C&G Plan. A refinement thereto is under consideration pending expected adjustment of zoning boundaries to account for severances by White Marsh Boulevard. A copy of that plan, White Marsh Retail Center, Alternate B dated July 23, 1990, is enclosed.

An overhead power transmission line divides the center into two areas. A large, single use (Lot 3) will occupy the rear portion of the tract. Between two and three other uses will occupy the front portions (Lots 1 and 2). A unifying element occurs in the form of a public road which links all of the uses under a common plan of access from Belair Road. The public road format was chosen to provide a coherent access route for the uses and to simplify extension of public utilities into the site. The road also enables subsequent subdivision of parcels around the individual uses for financing or conveyancing purposes.

All of the uses will be developed under a common plan for the center by White Marsh Joint Venture. All of the uses will be subject to restrictions established by the developer, including site plan review, architectural review and a common, unified sign plan.

*Petitioner's
Exhibit 9A-4F
93-336-A*





N - SE M - SW N - NE M - NW	<h1 style="text-align: center;">BALTIMORE COUNTY</h1> <h2 style="text-align: center;">OFFICE OF PLANNING AND ZONING</h2> <h3 style="text-align: center;">OFFICIAL ZONING MAP</h3>	<p>1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992</p> <p><i>William A. Howard</i> Chairman, County Council</p>	<p>SCALE 1" = 200' ±</p> <p>DATE OF PHOTOGRAPHY JANUARY 1986</p>	<p>LOCATION FULLERTON</p>	<p>SHEET NE 8-F</p>
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THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Ret Ex #1